



Services

Mains electricity, water and drainage.

Extras

All fitted floor coverings, curtains, blinds and a metal shed.

Heating

Electric heating, complemented by a multi-fuel stove located in the lounge.

Glazing

Double glazed windows throughout.

Council Tax Band

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Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

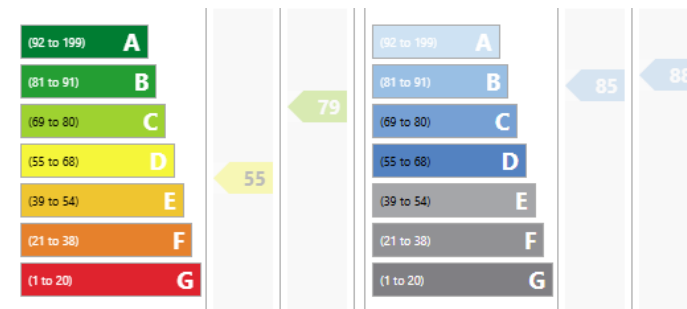
Entry

By mutual agreement.

Home Report

Home Report Valuation - £180,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



10 Ross Place Inver, Tain IV20 1SN

A well-presented three bedroomed detached bungalow with garden grounds and off-street parking. Ideally located just a short walk from the beach.

OFFERS OVER £180,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



Detached Bungalow



3 Bedrooms



1 Reception



1 Bathroom



Electric



Garden



Driveway



Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two



Lounge



Bathroom

Property Description

This attractive three bedroomed detached bungalow is in walk-in condition, offers comfortable accommodation, ideally suited to a range of purchasers including families, first-time buyers and those seeking convenient single-storey living. Presented in good decorative order throughout, the property benefits from generous storage, private garden grounds and off-street parking. The accommodation comprises an entrance porch leading into a welcoming central L shaped hallway, which benefits from three large storage cupboards, a lounge, a kitchen/diner, three bedrooms (two of which benefit from useful built-in wardrobe space) and a bathroom. From the porch the bright and spacious lounge can be found, and this room provides excellent space for relaxation and is enhanced by a multi-fuel stove, creating a warm and inviting focal point. The family bathroom comprises a steam bath/shower with jets, lights and Bluetooth connection, a wash hand basin and a WC, complemented by tiled wall and floor finishings. Completing the accommodation is the kitchen/diner which forms the heart of the home and is fitted with modern shaker style wall and base mounted units, laminate worktops, a 1½ bowl composite sink with drainer and mixer tap, with an additional pull-down spray head. Integrated appliances include an electric oven and hob and a fridge-freezer. While there is plumbing for a washing machine and space for a tumble dryer. This room boasts partially tiled walls and splashbacks that provide a practical and stylish finish, it also grants access to the side elevation and has plenty of space for a large table and chairs. The property further benefits from double glazed windows throughout and electric heating.

Externally, the property enjoys low maintenance garden grounds to the rear elevation as this space is laid to gravel with a patio area, offering ample outdoor space for al-fresco dining and recreation. Also sited here and included in the sale is a log store and metal shed with power and lighting providing useful external storage, while a private driveway offers off-street parking for up to two vehicles. Overall, this well-presented detached bungalow offers bright and spacious accommodation, modern conveniences with outdoor space, making it an appealing home in a desirable residential setting.

Inver offers an enviable lifestyle, combining tranquillity with a strong sense of community, supported by a well-regarded primary school and an active village hall hosting a variety of social and recreational activities. Just 6 miles away, the historic Royal Burgh of Tain provides an excellent range of amenities, including medical services, major supermarkets (Lidl, Co-op, Asda and Tesco), and a selection of independent shops, cafés, and hotels. The town further benefits from a recently completed, state-of-the-art campus offering nursery, primary and secondary education. The surrounding area is renowned for its outstanding natural beauty and wealth of leisure opportunities, with golf courses, bowls, and tennis facilities all nearby, as well as scenic coastal and countryside walks. The Highland capital of Inverness lies approximately 34 miles to the south, offering extensive shopping, dining, and transport connections. A regular rail service from Tain provides convenient access for commuting or travel further afield.



Entrance Porch



Bedroom Three

Rooms & Dimensions

Entrance Porch
Approx 1.63m x 1.40m

Lounge
Approx 4.21m x 4.18m

Hallway

Bedroom Two
Approx 4.82m x 3.10m

Bedroom One
Approx 5.92m x 3.09m

Bedroom Three
Approx 3.21m x 3.10m

Bathroom
Approx 2.36m x 2.05m

Kitchen/Diner
Approx 6.29m x 3.16m

